

Unit 1604 - Excellence

1604 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11595163
Status: Active
Size: 1,510 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms:
Parking Spaces: 1 Space,Covered Parking,Deeded Parking,Electric Vehicle Charging Station,Other Parking

View:
List Price: \$915,000
List PPSF: \$606
Valuated Price: \$915,000
Valuated PPSF: \$606

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 135
Number of active listings for rent: 3
Number of active listings for sale: 7
Building inventory for sale: 5%
Number of sales over the last 12 months: 5
Number of sales over the last 6 months: 2
Number of sales over the last 3 months: 1

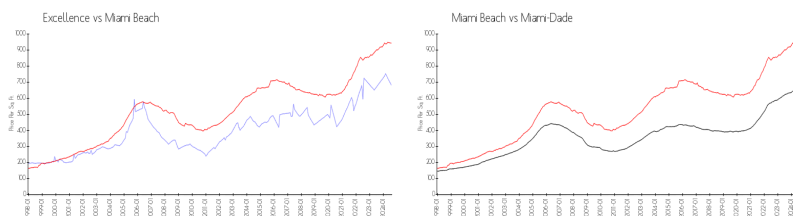
Building Association Information

L Excellence Condominium Association Inc
(305) 868-3109

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,310 sq ft	Aug 2024	\$620,000	\$473
904	1,510 sq ft	May 2024	\$762,500	\$505
806	1,980 sq ft	Mar 2024	\$1,814,000	\$916
502	1,310 sq ft	Mar 2024	\$640,000	\$489
2003	1,360 sq ft	Dec 2023	\$750,000	\$551

Market Information



Excellence:	\$682/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Excellence 5%
Miami Beach 4%
Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Excellence 92 days
Miami Beach 100 days

